

PROPOSAL STATEMENT

Proposed Side Extension

24 BROOKFIELD AVE

CHORLTON M21 8TX

VERSION P119_P_V1 – 18/06/21

1. The proposal is for a single storey side extension with a glazed sloping roof to the side and glazed sloping canopy to the rear, following demolition of an existing rear extension. Raised decking will also be introduced at a level consistent with the floor extension floor level. A dormer to the rear section of the roof is proposed as part of a loft conversion plan.
2. Pre-application consultation was undertaken with the council for larger single storey rear and side extension. The planning officer was concerned about the potential for the larger rear extension being overbearing for no 26 Brookfield Avenue and noted that there are no other extensions in the area which have both side and rear extensions. It was suggested the length of the extension be reduced by 0.5 to 1.0m.
3. The current proposal has gone beyond what was suggested by the planning officer and the rear extension has been reduced by more than 1.0m and is now in line with the original outrigger. The original proposal for using reclaimed bricks for the wall between nos 24 and 26 is now replaced with render wall which it is intended will be in a light colour to minimise impact on light supply to the adjoining property. The demolition of the existing rear extension and a return of the rear building line to that of the original outrigger is seen as a positive benefit to nos 22 and 26 adjoining and the overall appearance of the rear garden areas between Brookfield Avenue and Whalley Avenue.
4. The applicants have discussed the proposed development with their neighbours at nos 22 and 26, including that a party wall will be introduced on the boundary between nos 24 and 26.
5. The proposal comprises high quality design and use of high quality materials as indicated on the drawings.
6. The overall impact of the proposed development is one of positive benefit for the application property and the overall appearance of the rear garden areas.
7. There are a number examples of such side return extension in the area and we believe that the proposal fully accords with local development plan policy and design guides and that planning permission should be granted without delay.